

In re:  
Sean Romsdahl  
Debtor

Case No. 19-10694-elf  
Chapter 13

## CERTIFICATE OF NOTICE

District/off: 0313-2  
Date Rcvd: Sep 28, 2021

User: admin  
Form ID: pdf900

Page 1 of 2  
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Sep 30, 2021:

Recip ID	Recipient Name and Address
db	+ Sean Romsdahl, 1355 Bustleton Pike, Feasterville Trevose, PA 19053-2216

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Sep 30, 2021

Signature: /s/Joseph Speetjens

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on September 28, 2021 at the address(es) listed below:

Name	Email Address
CHARLES GRIFFIN WOHLRAB	on behalf of Creditor BANK OF AMERICA N.A cwohrlab@raslg.com
DAVID M. OFFEN	on behalf of Debtor Sean Romsdahl dmo160west@gmail.com davidoffenecf@gmail.com;offendr83598@notify.bestcase.com
KEVIN G. MCDONALD	on behalf of Creditor Quicken Loans Inc. bkgroup@kmlawgroup.com
LAUREN BERSCHLER KARL	on behalf of Creditor BANK OF AMERICA N.A lkarl@rascrane.com, lbkarl03@yahoo.com
PAMELA ELCHERT THURMOND	on behalf of Creditor CITY OF PHILADELPHIA pamelathurmond@phila.gov karenablalock@phila.gov
REBECCA ANN SOLARZ	on behalf of Creditor Quicken Loans Inc. bkgroup@kmlawgroup.com

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United States Trustee

USTPRegion03.PH.ECF@usdoj.gov

WILLIAM C. MILLER, Esq.

ecfemails@ph13trustee.com philaecf@gmail.com

TOTAL: 8

UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA  
PHILADELPHIA DIVISION

<b>In re:</b> <b>Sean Romsdahl,</b> <b>Debtor.</b>  <b>BANK OF AMERICA, N.A.,</b> <b>Movant,</b>  <b>v.</b> <b>Sean Romsdahl, and</b> <b>WILLIAM C. MILLER, Esq.,</b> <b>Respondents.</b>	<b>Bankruptcy No. 19-10694-elf</b>  <b>Chapter 13</b>
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**ORDER**

AND NOW, this 28th day of Sept. , 2021, upon Certification of Default under the parties' prior Stipulation, it is hereby

**ORDERED**, that the automatic stay provisions of Section 362 of the Bankruptcy Code are hereby **MODIFIED**; and it is further

**ORDERED**, that Bank of America, N.A, its successors and/or assignees may proceed with appropriate state court remedies against the property located at 235 Byberry Road, Philadelphia, Pennsylvania 19116, including without limitation a sheriff's sale of the property, and it is further

**ORDERED** that Bank of America, N.A's request to waive the 14-day stay period pursuant to Fed.R.Bankr.P. 4001(a)(3) is granted.



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**ERIC L. FRANK**  
**U.S. BANKRUPTCY JUDGE**